18-PC-11-38

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

Name of Applicant ROGER FISHER
Mailing Address: 54 SAWGRASS MANOR DR. NEWWAN CA 30265
Telephone 464 391 6538 Mobile # 404 391 65 Email
Property Owner (s) BETTY & ASSOCIATES
Mailing Address 1024 MONROE DR. N.E. ATLANTA GA 30306
Telephone 404 307. 8333 Mobile #
Address/Location of Property: ELYUNG ST. / ORCHARD 1401270040229,
Parcel I.D. # (INFORMATION MUST BE PROVIDED): LL 127 14th DIST 1401270040237 1401270040245
Present Zoning Classification: R-5 Size of Tract: 179 AC acre(s) 14012700040120
Present Land Use:
Please check the following as it applies to this application
Site Plan ReviewConditional Use PermitTemporary Use Permit Other (Please State)
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof. Applicant's signature Date:
Sworn to and subscribed before me This day of

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space
provided below. (Please type or print legibly.)
THE PROJECT IS A 12 UNIT SUBDIVISION OF 12 UNIT
TOWN HOMES THE UNIT WILL ALL BE 3BR 21/2BA
WITH A 2 CAR GARAGE OF APROX. 1,000 S.F. OF
HEATED AREA.
THE UNITS WILL CONSIDT OF A FARMITOUSE CRAFTSMAN
EXTERIOR LOOK, WITH A COMBINATION OF HARDIE PLANK
SIDING AND BRICK
THE DEVELOPMENT WILL HAVE A COMMON GREEN AREA
WITH A CENTRAL FIREPIT.

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

Parcel ID: 14012700040237, 1401270040245, 1401270040245, 1401270040120; LL127 14th District

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

City of Hapeville, County of Fulton, State of Georgia
WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.
Name of Applicant POSER FISHER
Address of Applicant 54 SAWGRASS MANOR DRIVE NEWNAW GA 30265
Telephone of Applicant 404.391.4538
Signature of Owner
Bettyd Associates LLC Print Name of Owner
Personally Appeared Before Me this day of Muenter, 2018 Notary Public Auessa Bigard Notary Public
TOTA A LEV

Site Plan Checklist - Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan <u>must</u> contain the following information:

(Please <u>initial</u> each item on the list above certifying the all required information has been included on the site plan)



A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.



Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.



The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.



Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

PAY_	Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
	Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
MAY_	Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show <u>all</u> sides of a proposed building.
PARE /	Site area (square feet and acres).
RME	Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
PME/	Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
BM V	Total floor area ratio and/or residential density distribution.
MAC	Number of parking spaces and area of paved surface for parking and circulation
MAR	At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact,

Please <u>initial</u> each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

of the proposed development.

environmental impact, storm water and erosion control, etc.

SITE DEVELOPMENT PLANS FOR

THE LANDING AT

CAUTION

ALL DAMAGE MADE TO EXISTING UTILITIES BY THE ONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE



GSWCC NO. 09374

GINIA

The pix displayed on the map is an approximate point selected by the user and does not represent SHEET: LL 127 DATE:

SHEET

VIRGINIA PARK

ELKINS ST., CITY OF HAPEVILLE, GA

OWNER/DEVELOPER:

24 HOUR CONTACT

PRIMARY PERMITTEE

BETTY & ASSOCIATES

1024 MONROE DR. NE

ATLANTA, GA 30306 PH: (404) 307-8333

ALL WORK SHALL COMPLY WITH THE CITY OF HAPEVILLE REGULATIONS AND CODES, AND O.S.H.A

7. FILL MATERIAL IS TO BE PLACED IN 6" LIFTS AND COMPACTED TO 95% OF THE MAXIMUM STD

2. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE BEGINNING CONSTRUCTION

13. TEMPORARY VEGETATION WILL BEGIN TWO WEEKS FROM THE INITIAL DISTURBANCE

15. BOUNDARY & TOPOGRAPHY BY TERRAMARK LAND SURVEYING, INC. (770) 421-1927, DATE: 04-23-18. 16. THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' OF THE SITE.

17. BUFFER, FLOODPLAIN AND STATE WATER ENCROACHMENT PERMITS TO BE PREPARED BY OTHERS. PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.

18. BASED ON THE WETLANDS MAPPER PRODUCED BY THE US FISH AND WILDLIFE SERVICE, THERE ARE NO WETLANDS LOCATED ON OR WITHIN 200' OF THIS SITE.

19. NO BURIAL PITS WILL BE ALLOWED ON THIS SITE. 20. TAX PARCEL NO. 14-012700040120, 14-012700040401, 14-012700040419, 14-012700040427,

14-0012700040435, 14-012700040443 & 14-012700040450 21. TOTAL PR. IMPERVIOUS AREA (0.23 AC.) = 10,137 SF = 33% OF SITE (NOT INCLUDING BUILDING). TOTAL PR. BUILDING AREA (0.23 AC.) = 10,000 SF = 32% OF SITE. TOTAL PR. LANDSCAPE AREA (0.25 AC.) = 10,824 SF = 35% OF SITE.

22. ALL RADII ARE MEASURED TO THE FACE OF CURB

NOTES:

3. PROPERTY IS ZONED R-5 (RESIDENTIAL)

COMMENCING CONSTRUCTION

4. TOTAL SITE AREA- 0.71 Acres, DISTURBED AREA- 0.79 Acres.

23. "WETLANDS SHOWN ON THIS PLAN, IF ANY, ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.'

24. ANY VARIATIONS FROM THE PERMITTED PLANS, CHANGES IN DESIGN RESULTING FROM FIELD CONDITIONS, OR SUBSTITUTION OF CONSTRUCTION MATERIALS ARE TO BE REVIEWED AND APPROVED BY THE RESPONSIBLE DESIGN ENGINEER AND THE CITY OF HAPEVILLE LAND

25. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION

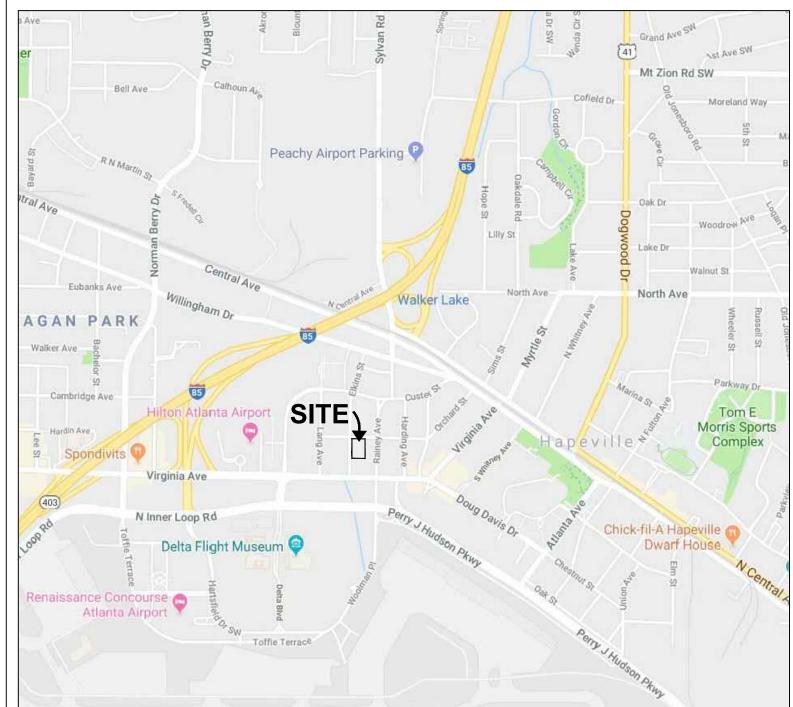
26. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CONSTRUCTING ALL UTILITY RELOCATIONS AS NECESSARY. 27. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WORK ALL APPLICABLE DRAWINGS AND

APPROPRIATE SPECIFICATIONS AS A UNIT, ANY OMISSIONS, DELETIONS, OR CONFLICTS WITH ARISING AS A RESULT OF FAILURE TO INCORPORATE ALL DRAWINGS AND SPECIFICATIONS WHICH APPLY SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER AND/OR ENGINEER

28. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING AND PROPOSED STRUCTURES.

29. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL APPLICABLE CODES, FIRE MARSHAL, AND HANDICAP REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE FEDERAL FAIR HOUSING ACT, LOCAL AND STATE ACCESSIBILITY, DEPT. OF COMMUNITY AFFAIRS AND ALL LENDING INSTITUTION REQUIREMENTS, THE AMERICANS WITH DISABILITIES ACT AND ALL AMENDMENTS THERETO. 30. THIS PROJECT WILL BE PRIVATELY FUNDED

31. OWNER TO OBTAIN ALL OFF-SITE EASEMENTS PRIOR TO CONSTRUCTION.



Location Map N.T.S.

LEAVING THIS SITE.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF HUD THROUGH THE FEMA IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS NOT INSIDE OF ANY FLOOD PLAIN.

COMMUNITY PANEL #1312C 0366F DATED: SEPTEMBER 18, 2013

MUD AND SILT ARE STRICTLY PROHIBITED FROM

	LEGE	<u>IND</u>
P.O.R.	POINT OF BEGINNING POINT OF REFERENCE OPEN TOP PIPE	EXISTING EX. PROPOSED PR. TREE PROTECTION FENCING TPF
I.P.F.	IRON PIN FOUND IRON PIN SET	PR. FIRE HYDRANT
1 =	PROPERTY LINE CONCRETE MONUMENT FOUND	EX. FIRE HYDRANT
	LAND LOT LINE BACK OF CURB	EX. WATER VALVE WV.
_	EDGE OF PAVEMENT TOP OF WALL	PR. WATER VALVE WM
B.W. D.E.	BOTTOM OF WALL DRAINAGE EASEMENT	WATER METER ELECTRIC BOX
S	SANITARY SEWER MANHOLE - SA JUNCTION BOX (JB)	
A	DOUBLE-WING CATCHBASIN (DWC	CB) SANITARY SEWER LINE — ss —
	SINGLE-WING CATCHBASIN (SWCI	B) WATER LINE — w —
	DROP INLET (DI)	SIGN o
	HEADWALL	FENCE —0—0—
_∾ >	DRAINAGE FLOW LIGHT POLE (LP)	LT-DUTY ASPHALT PAVING
	` ,	HEAVY-DUTY ASPHALT PAVING

C1. COVER SHEET. C2. EXISTING CONDITIONS / DEMO PLAN. C3. SITE PLAN. C4. GRADING & DRAINAGE PLAN. C5. UTILITY PLAN. C6. INITIAL PERIMETER ES&PC PLAN. C7. INTERMEDIATE ES&PC PLAN. C8. FINAL ES&PC PLAN. C9. EROSION CONTROL DETAILS. C10. NPDES NOTES. C11. CONSTRUCTION DETAILS. C12. WATER & SEWER DETAILS.

Legend

With INFE or Depth Jone AS, AQ, AN, VI, AR

of 1% annual chance floor with everage depth less than one foot or with drainage

erece of lose than one system mile 200

Area with Reduced Rood Risk due to

Area with Place Risk day to Love Supp.

Loves, See Notes, Bans X

17.8 Water Surface Steve Son

- Autodiction Boundary

Prettie Baseline

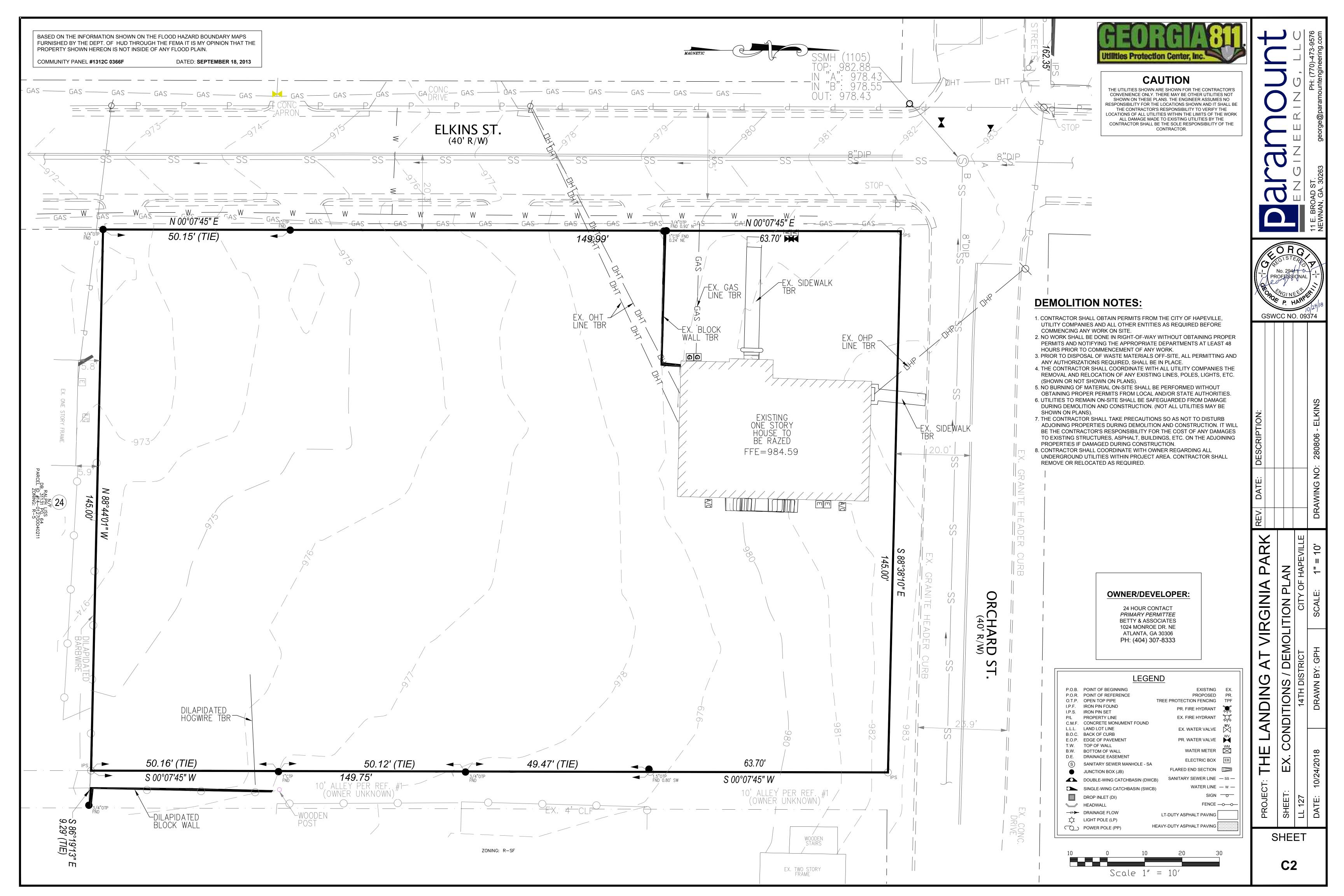
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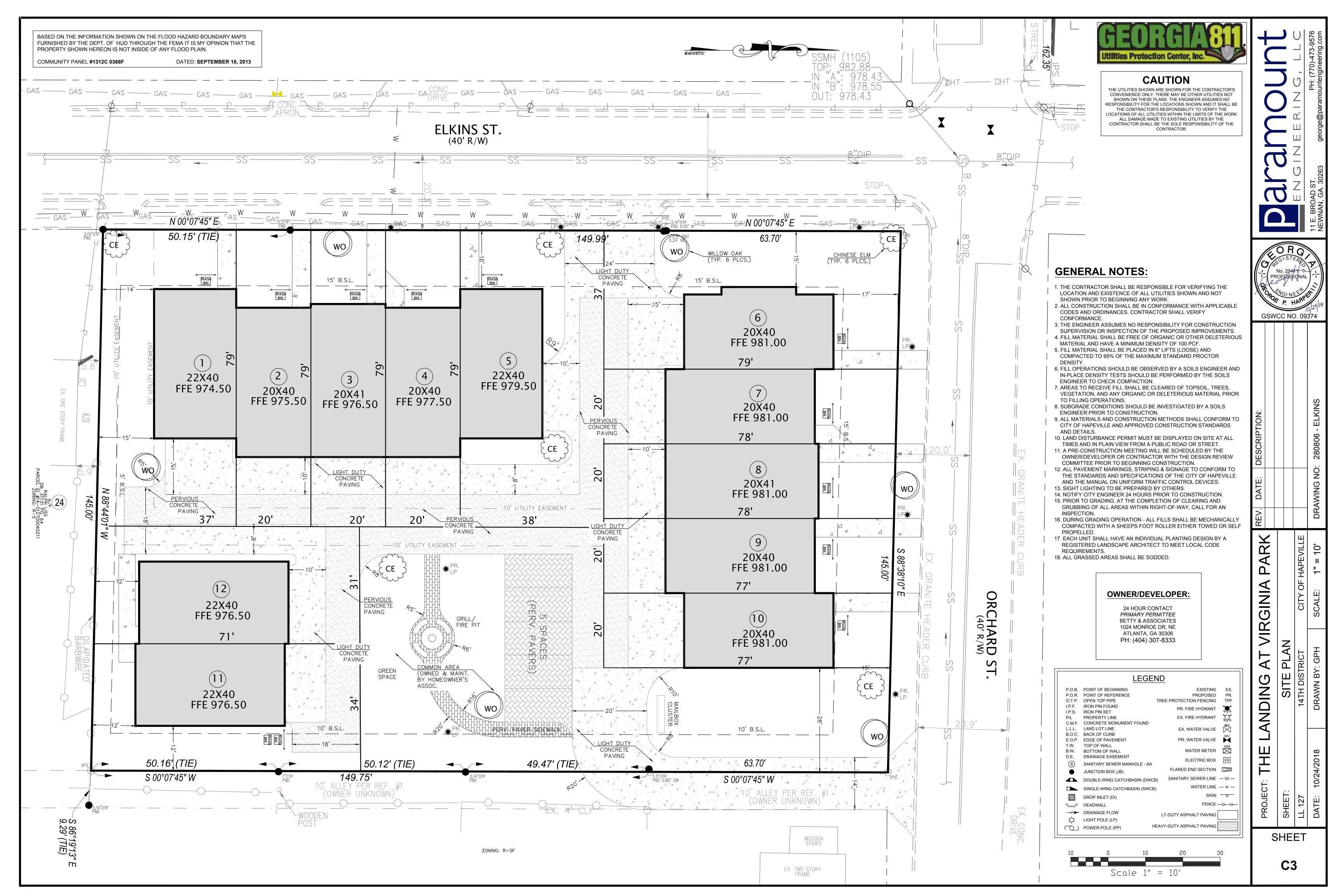
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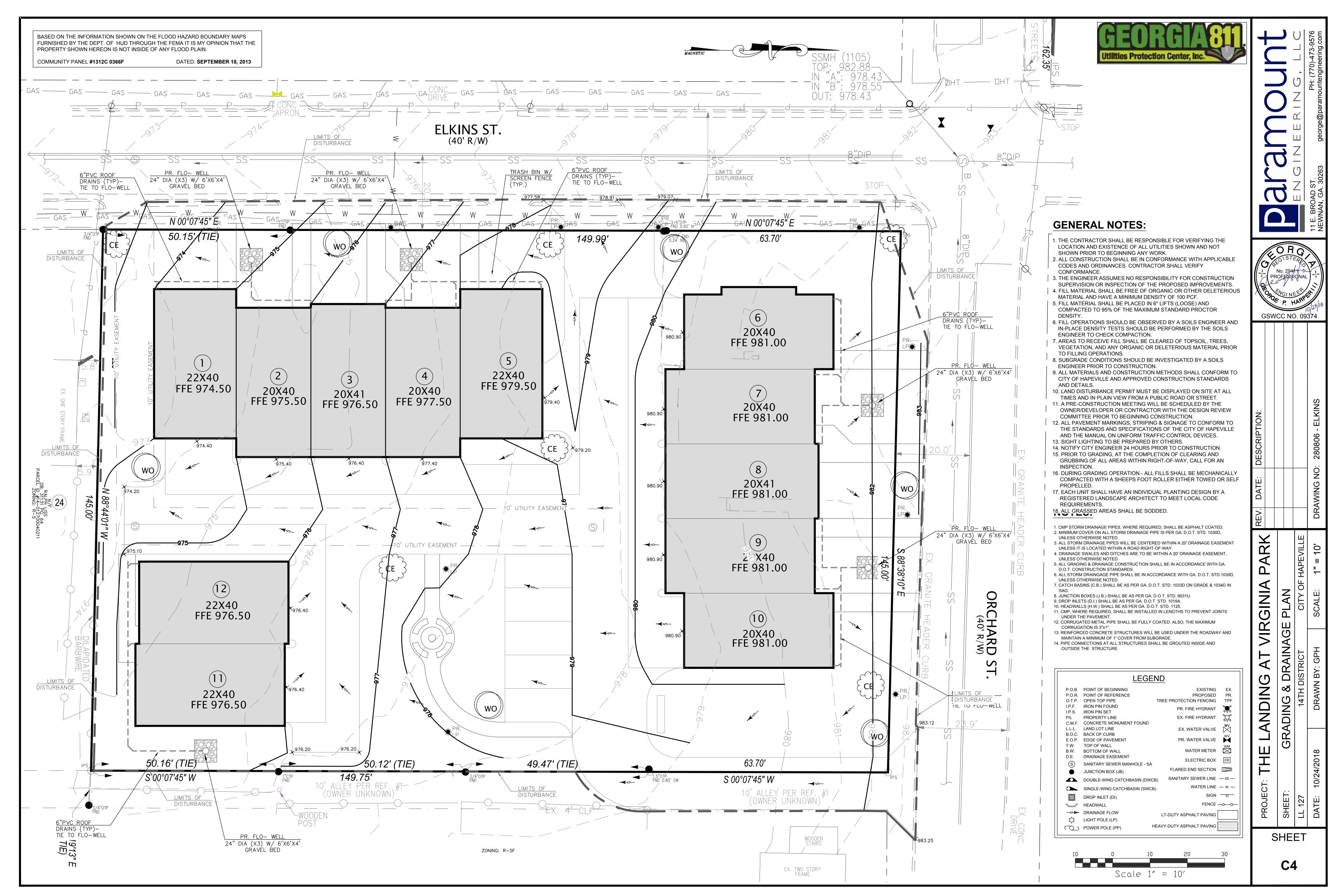
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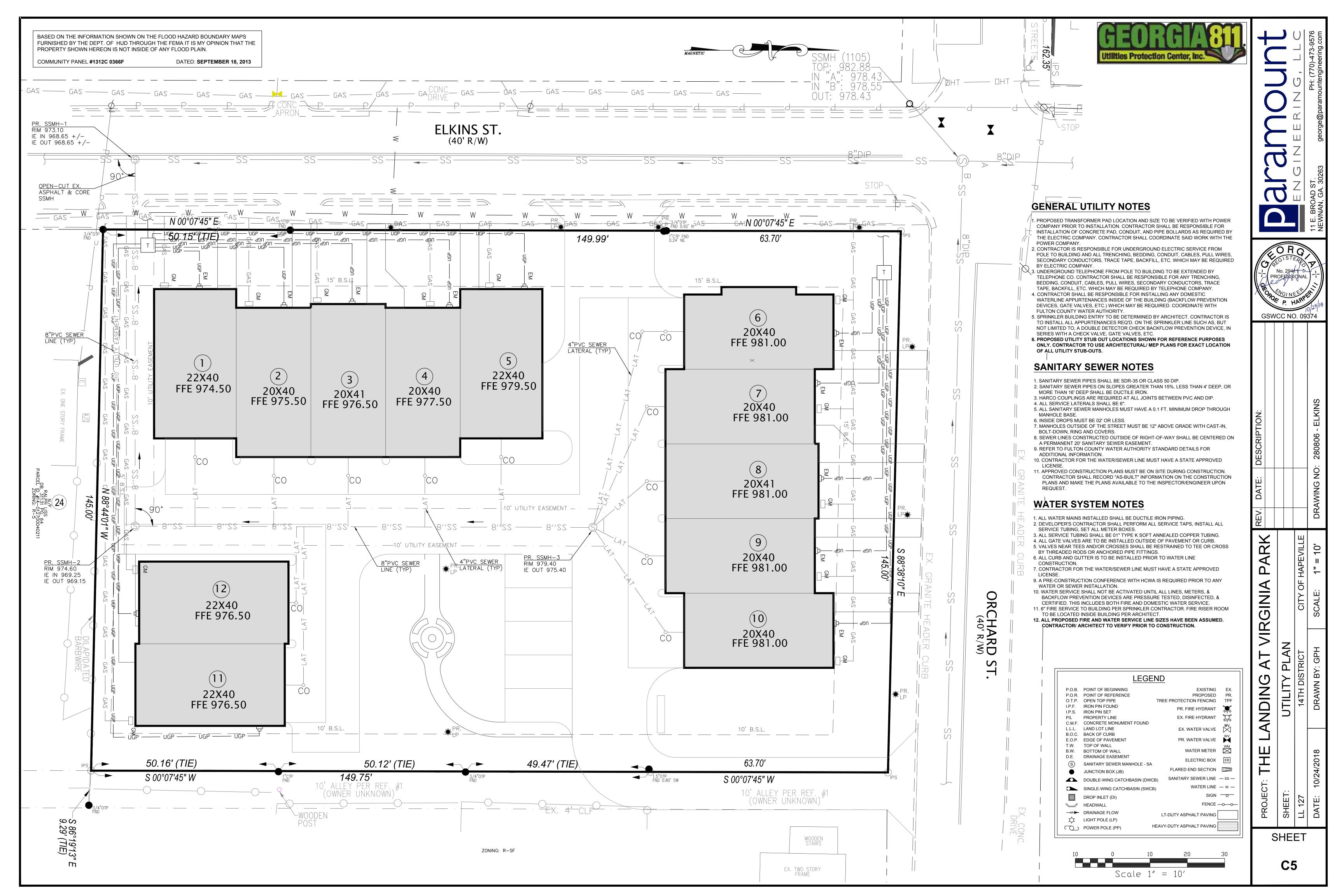
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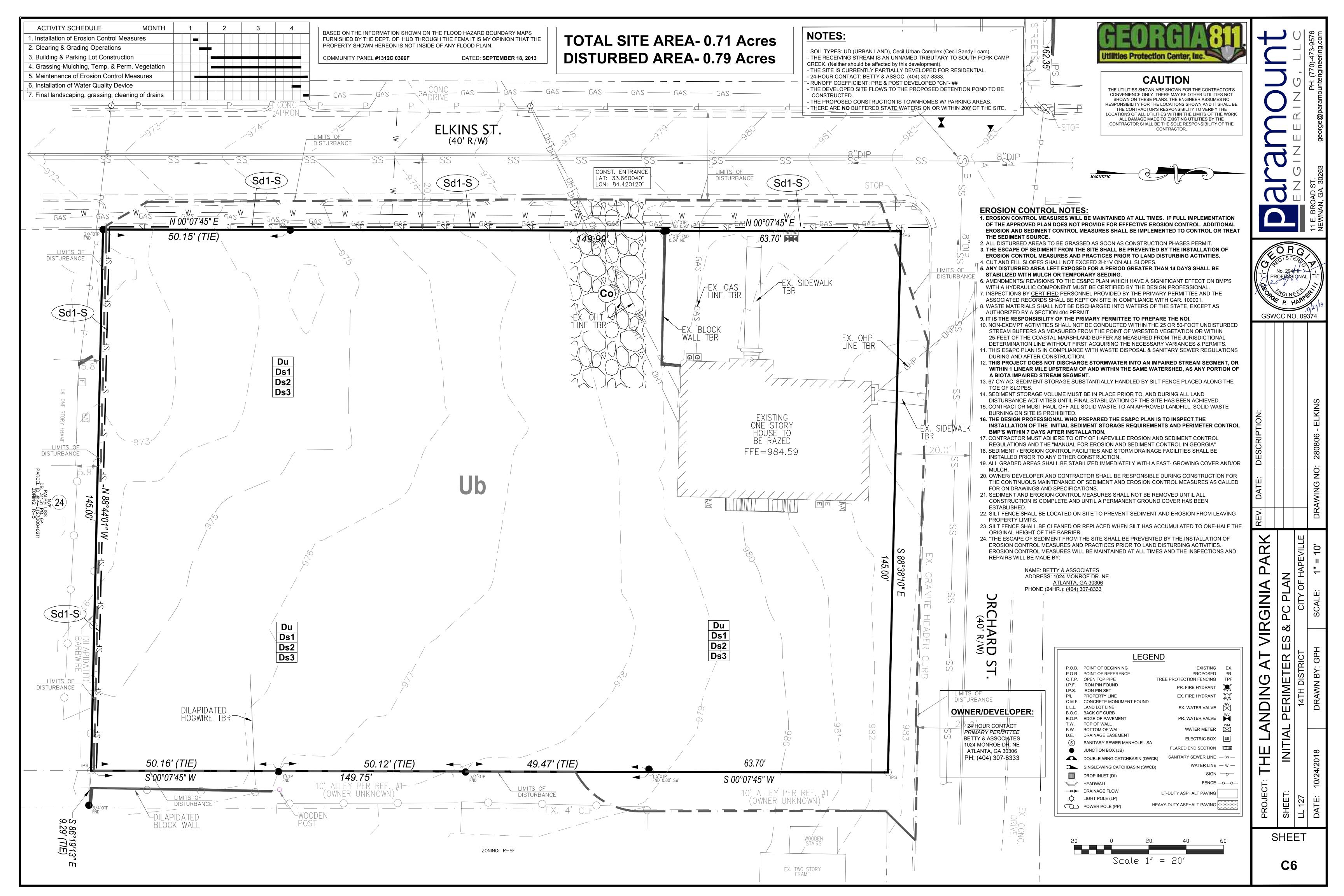
National Flood Hazard Layer FIRMette

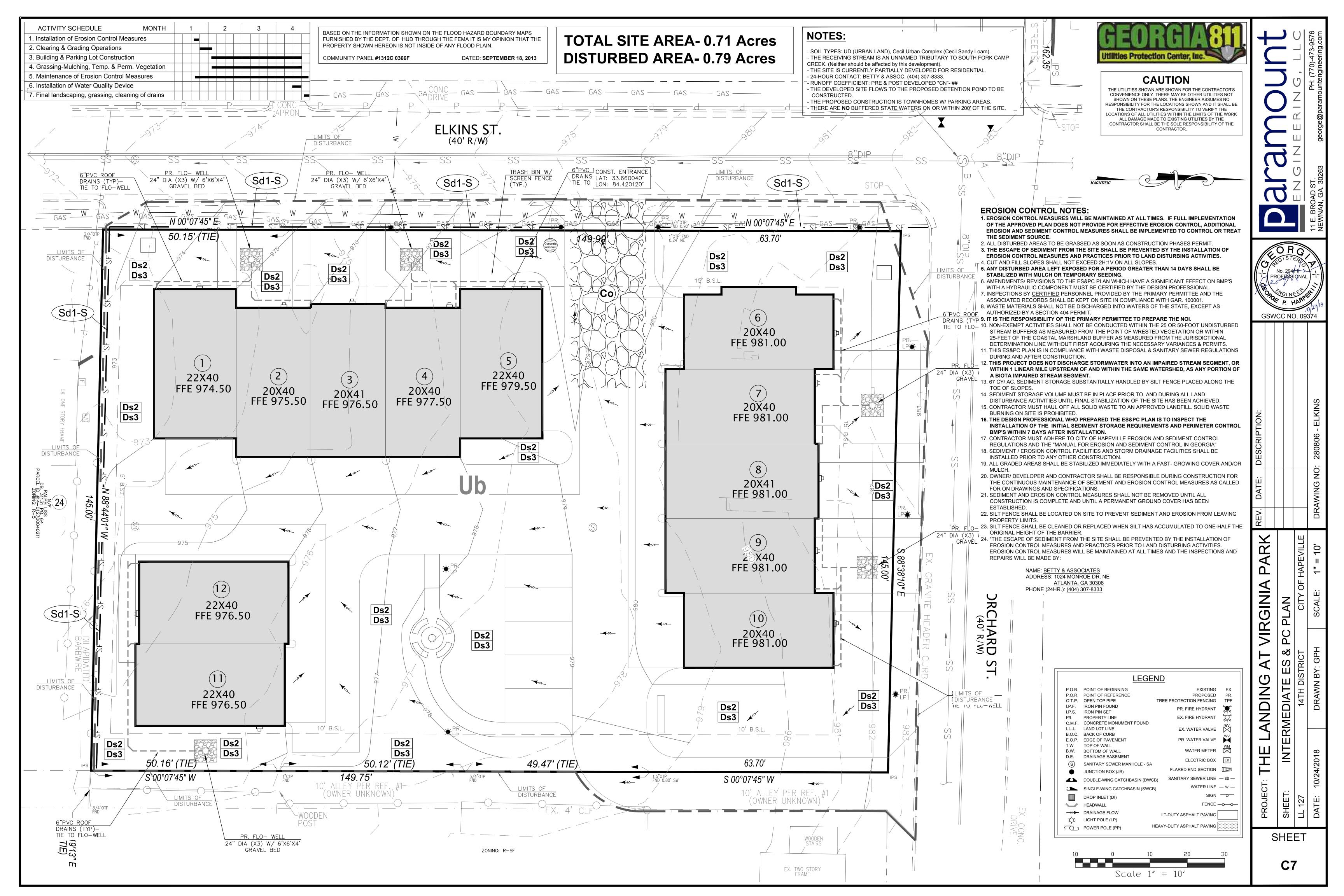


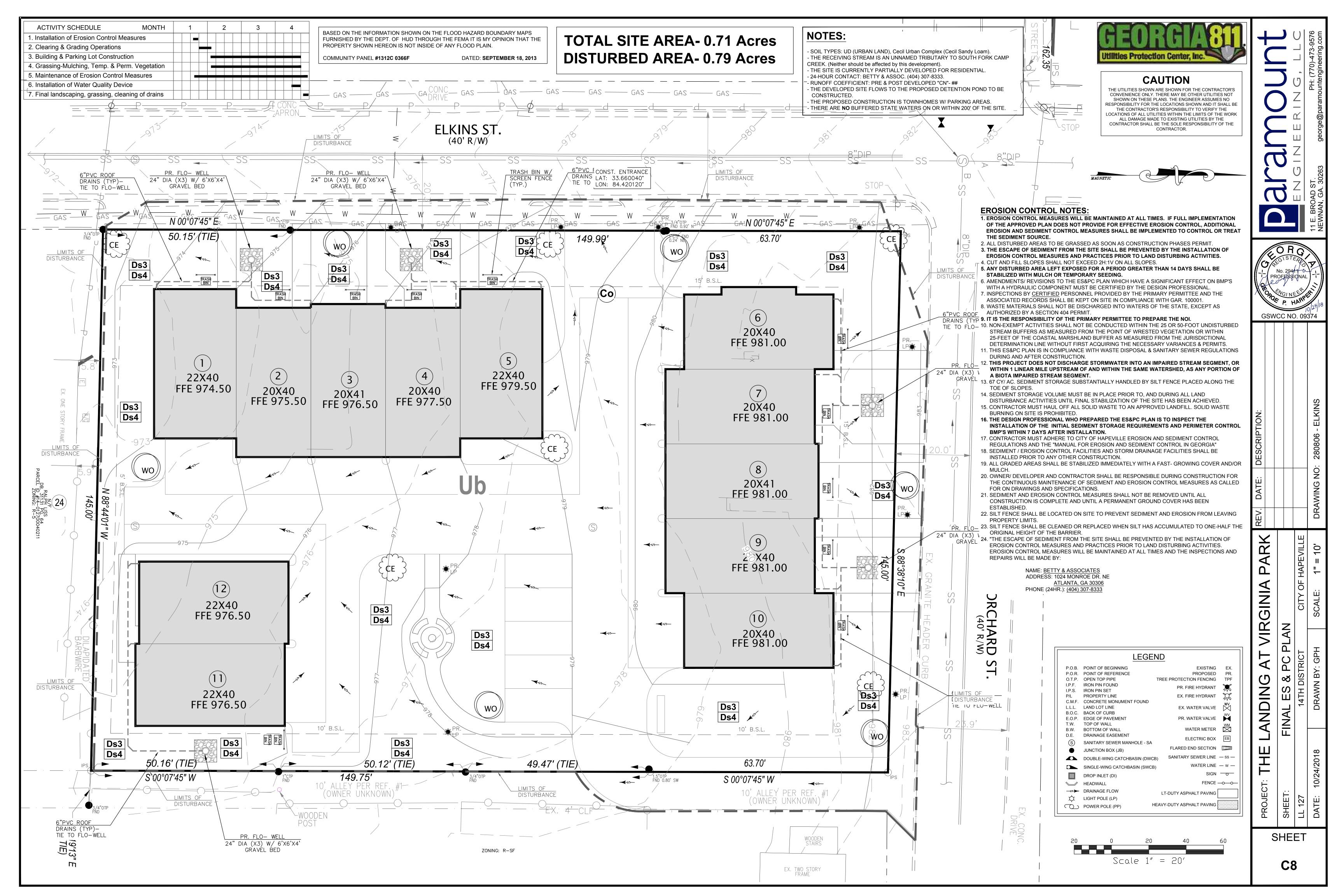












EROSION AND SEDIMENT CONTROL NOTES:

- 1. CONTRACTOR MUST ADHERE TO CITY OF HAPEVILLE EROSION & SEDIMENT CONTROL REGULATIONS & THE "MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA".
- 2. SEDIMENT / EROSION CONTROL FACILITIES & STORM DRAINAGE FACILITIES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION. 3. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A FAST- GROWING
- COVER &/OR MULCH.
- 4. OWNER, DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR THE CONTINUOUS MAINTENANCE OF SEDIMENT & EROSION
- CONTROL MEASURES AS CALLED FOR ON DRAWINGS & SPECIFICATIONS. 5. SEDIMENT & EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE & UNTIL A PERMANENT GROUND COVER HAS BEEN
- ESTABLISHED. 6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED & RIP RAP SHALL BE PLACED AS
- REQUIRED TO CONTROL EROSION. 7. A MINIMUM OF 10 SQUARE YARDS OF 50 POUND STONE SHALL BE PLACED AT ALL
- DOWNSTREAM HEADWALLS, OR AS SHOWN. 8. SILT FENCE SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT & EROSION FROM
- LEAVING PROPERTY LIMITS. 9. SILT FENCE SHALL BE CLEANED OR REPLACED WHEN SILT HAS ACCUMULATED TO
- ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. 10. "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES & PRACTICES PRIOR TO, OR
- CONCURRENT WITH LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES & THE INSPECTIONS & REPAIRS WILL BE MADE BY:

NAME: BETTY & ASSOC. ADDRESS: 1024 MONROE DR. NE ATLANTA, GA 30306 PHONE (24HR.): (404) 307-8333

- 11. "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."
- 12. THIS PROJECT DOES NOT DISCHARGE STORMWATER INTO AN IMPAIRED STREAM SEGMENT. OR WITHIN 1 LINEAR MILE UPSTREAM OF & WITHIN THE SAME WATERSHED, AS ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT.
- 13. 67 CY/ AC. SEDIMENT STORAGE SUBSTANTIALLY HANDLED BY SILT FENCE PLACED ALONG THE TOE OF SLOPES. 14. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO, & DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN

DUST CONTROL ON Du DISTURBED AREAS

ACHIEVED.

- MULCH DISTURBED AREAS AND TACKIFY WITH RESINS SUCH AS ASPHALT, CURASOL, OR TERRATACK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. - STABILIZE DISTURBED AREAS WITH TEMPORARY OR
- IRRIGATE DISTURBED AREAS UNTIL SURFACE IS WET. - COVER SURFACES WITH CRUSHED STONE OR GRAVEL. - APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES

DISTURBED AREA **STABILIZATION** (WITH MULCHING ONLY)

PERMANENT VEGETATION.

MATERIAL	RATE	DEPTH
STRAW OR HAY	2.5TON\ACRES	6"-10"
WOOD WASTE CHIPS, SAWDUST, BARK	6 TO 9TON/Ac	2"-3"
CUTBACK ASPHALT	1200GAL/Ac	
POLYETHYLENE FILM	SEE MANUFACTURER'S RECOMMENDATION	
GEOTEXTILE JUTE MATTING	SEE MANUFACTURER'S RECOMMENDATION	
	•	

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

SPECIES	SEEDING RATE (LBS. PURE LIVE SEED)	PLANTING DATES
RYEGRASS (ANNUAL)	40 LBS/ACRE	AUGUST - APRIL
MILLET, PEARL	50 LBS/ACRE	APRIL - AUGUST
RYE	168 LBS/ACRE	AUGUST - DECEMBER

1. OTHER SPECIES MAY BE USED AS RECOMMENDED BY THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA". 2. LIME AND FERTILIZATION ARE REQUIRED. 3. MULCHING SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER USING DRY STRAW OR HAY AT A RATE OF 2.5 TONS/ACRE.

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

	,	,
SPECIES	SEEDING RATE (LBS. PURE LIVE SEED)	PLANTING DATES
BERMUDA, COMMON (HULLED)	6-10 LBS/ACRE	MARCH - JUNE
BERMUDA, COMMON (UN-HULLED)	6-10 LBS/ACRE	OCTOBER - FEBRUARY
FESCUE, TALL	30 -50 LBS/ACRE	AUGUST - OCTOBER MARCH - APRIL
LESPEDEZA	60 - 75 LBS/ACRE	JANUARY - DECEMBER

- I. OTHER SPECIES MAY BE USED AS RECOMMENDED BY THE "MANUAL
- FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" 2. MULCHING, LIME AND FERTILIZATION ARE REQUIRED. CONVENTIONAL PLANTING SHALL UTILIZE RECOMMENDED RATES DESCRIBED IN THE
- "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" 3. HYDRAULIC SEEDING MIXTURES SHALL CONSIST OF APPROPRIATE AMOUNTS OF SEED, MULCH AND FERTILIZER AS DIRECTED BY THE
- 4. SPECIES MAY BE MIXED TO OBTAIN OPTIMUM RESULTS. 5. APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1 TO 2 TONS PER ACRE.

Ds4 DISTURBED AREA STABILIZATION

VARIETIES

COMMON

TIFGREEN

TIFLAWN

PENSACOLA

COMMON

BITTER BLUE

RALEIGH

EMERALD

MEYER

KENTUCKY

WOODY DEBRIS, STONES & CLODS LAGER THAN 1".

EROSION AND SEDIMENT CONTROL IN GEORGIA".

PINS OR OTHER APPROVED METHODS.

NOT INCLUDING SHOOTS OR THATCH.

UNEVEN PADS SHOULD BE REJECTED.

WEATHER IF IRRIGATION IS NOT AVAILABLE

EROSION AND SEDIMENT CONTROL IN GEORGIA".

CONTACT BETWEEN SOD & SOIL.

FOR A MINIMUM OF 2-3 WEEKS.

JOINTS. STAGGER JOINTS & DON'T STRETCH SOD.

. BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH,

2. APPLY SOD TO SOIL SURFACES ONLY & NOT FROZEN SURFACES, OR

3. TOPSOIL PROPERLY APPLIED WILL HELP GUARANTEE A STAND. DON'T

USE TOPSOIL RECENTLY TREATED WITH HERBICIDES OR SOIL

5. LAY SOD WITH TIGHT JOINTS & IN STRAIGHT LINES. DON'T OVERLAP

6. ON SLOPES STEEPER THAN 3:1, SOD SHOULD BE ANCHORED WITH

9. SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER. IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL

11. SOD SHOULD BE MACHINE CUT AND CONTAIN 3/4" (± 1/4 ") OF SOIL,

12. SOD SHOULD BE CUT TO THE DESIRED SIZE WITHIN ± 5%. TORN OR

13. SOD SHOULD BE CUT & INSTALLED WITHIN 36 HOURS OF DIGGING.

7. INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE GOOD

4. FERTILIZE BASED ON SOIL TESTS OR REFER TO "MANUAL FOR

8. IRRIGATE SOD & SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER

10. SOD SELECTED SHOULD BE CERTIFIED. SOD GROWN IN THE

14. AVOID PLANTING WHEN SUBJECT TO FROST HEAVE OR HOT

15. FOR MAINTENANCE & FERTILIZATION, REFER TO "MANUAL FOR

GENERAL AREA OF THE PROJECT IS DESIRABLE.

TIFWAY

GRASS

BERMUDAGRASS

BAHIAGRASS

CENTIPEDE

ST. AUGUSTINE

ZOYSIA

TALL FESCUE

GRAVEL TYPE SOILS.

STERILIZERS.

RESOURCE

M-L,P,C

P,C

P,C

P,C

SEASON

WARM

WEATHER

WEATHER WARM

WEATHER

WARM

WEATHER

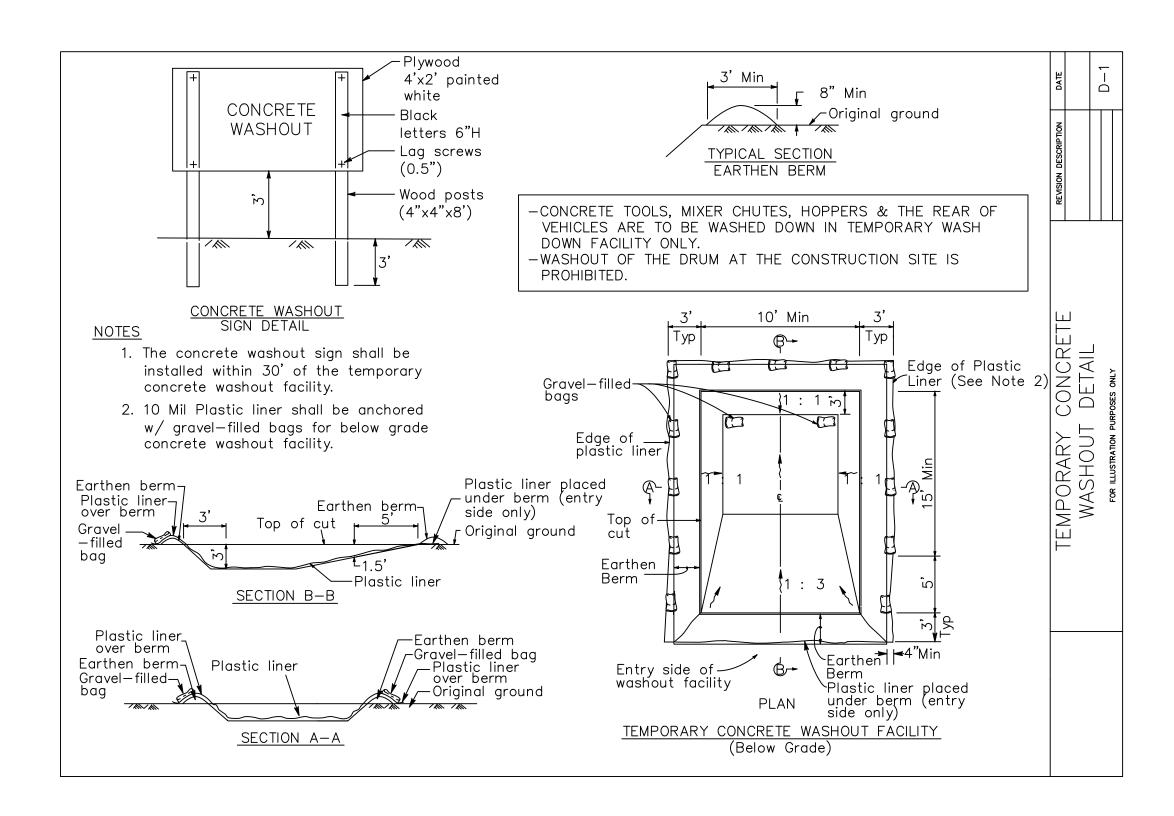
WEATHER

COOL

WEATHER

			1									
	RATES / SPACING		PL	PLANTING DATES		YEARS TO	FERT	ILIZER RATES	- POUNDS P	ER ACRE		
SPECIES	1000 S.F.	ACRES	MTS L'STONE	PIEDMONT	COASTAL	APPLY FERTILIZER	N	Р	К	N TOP- DRESSING		
MIDLAND OR COMMON BERMUDAGRASS	1 CU. FT.	25-40 CU. FT.				FIRST	60 - 90	120 - 180	120 - 180	50 - 100		
SPRIG OR SOD PLUGS	3' X 3'	3' X 3'	3/15 - 8/1			SECOND	48	96	96	50 - 100		
HULLED COMMON BERMUDAGRASS	0.25 LB.	8-10 LB.				FIRST	60 - 90	120 - 180	120 - 180	50 - 100		
			4/10 - 6/15	4/10 - 6/15	6/15 4/1 - 6/15	4/1 - 6/15 2	6/15 2/15 - 6/15	SECOND	48	96	96	50 - 100
TALL FESCUEGRASS AND	1 LB.	30-40 LB.				FIRST	60 - 90	120 - 180	120 - 180	0 -50 IN SPRING		
CLEAN COMBINE RUN VIRGATA OR SERICEA LESPEDEZA	1.5 LB.	60-75 LB.	8/1 - 10/15	9/1 - 11/1	9/15 - 11/15	SECOND	0	70 - 100	70 - 100			

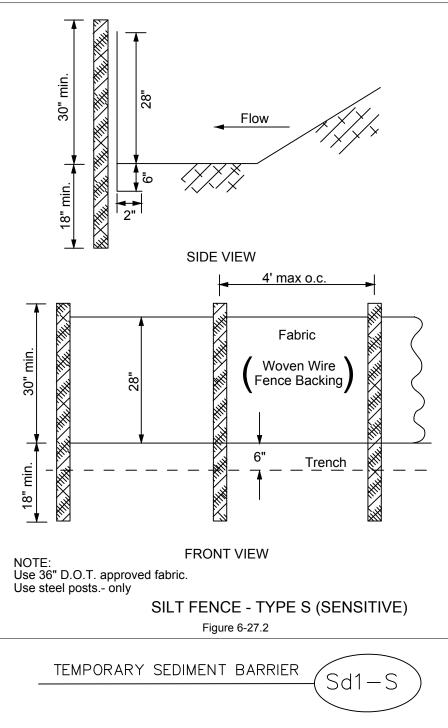
SEEDING CHART



A STONE PAD AT SITE EXIT TO REMOVE MUD FROM TIRES **GEOTEXTILE UNDERLINER** 20' X 50' X 6" MINIMUM

STONE SIZE: ASTM D448 SIZE #1 (1.5" to 3.5" DIAMETER). The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require washing the pad periodically with water to remove trapped sediment and/or adding a top dressing of 1.5-3.5 inch stone, whatever conditions demand. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

(Co) TEMP. CONSTRUCTION EXIT



STAKE STRAWBALES AS NECESSARY (DOUBLE STAKE MINIMUM) REINFORCE AS NECESSARY



9 Y	51 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of the year that seeding will take place and for the appropriate geographic region of Georgia.		CO	
9 Y	legend. 50 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.		HEE	<u>_</u> ET
6-8 Y	 48 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justfication explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual included for structural BMPs and all calculations used by the storage design professional to obtain the required sediment when using equivalent controls. When discharging from sediment basins and impoundments, permitees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasable, a written justification explaining this decision must be included in the plan. 49 Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with 	PROJECT: THE L	SHEET: EROSI	LL 127
N/A N/A N 6-8 Y N/A N/A V 6-8 Y	buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact. 41 Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site. 42 Delineation and acreage of contributing drainage basins on the project site. 43 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.* 44 An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. 45 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points. 46 Soil series for the project site and their delineation. 47 The limits of disturbance for each phase of construction.	ANDING A		14TH DISTRICT
N N 6-8 Y	Steep 8%+ 2,5 or 10 38 Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org. 39 Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition.* 40 Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional	Ίμ	DETAI	
6-8 Y	BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the plan may combine all of the BMPs into a single phase.* 36 Graphic scale and North arrow. 37 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following: Map Scale Ground Slope Contour Intervals, ft. 1 inch = 100ft or Flat 0 - 2% 0.5 or 1 larger scale Rolling 2 - 8% 1 or 2	VIRGINIA PARK		CITY OF HAPEVILLE
6-8 N/A	34 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged.* 35 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage			
10 N/A 10 N/A	32 Description of analytical methods to be used to collect and analyze the samples from each location.* 33 Appendix B rationale for NTU values at all outfall sampling points where applicable.*	REV.		
10 Y 10 N/A 10 Y	portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization). 29 Provide complete requirements of inspections and record keeping by the primary permittee.* 30 Provide complete requirements of sampling frequency and reporting of sampling results.* 31 Provide complete details for retention of records as per Part IV.F. of the permit.*	DATE:		
6-8 Y 6-8 Y 6-8 Y 6-8 Y	25 Provide BMPs for the remediation of all petroleum spills and leaks. 26 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.* 27 Description of the practices that will be used to reduce the pollutants in storm water discharges.* 28 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major	DESCRIP		90000
8,10 Y	 23 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan.* 24 BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited.* 	RIPTION:		
N/A	stabilized with mulch or temporary seeding." 22 Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of an Biota Impaired Stream Segment must comply with Part III. C. of the Permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment.*			
6-8 Y	20 Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source." 21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be			
6-8 Y	19 Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."	GSW	CC NO.	. 09374
6-8 Y	variances and permits." 16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required. 17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional."* 18 Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit."*	OFF ORCE	NGINE'S P. HI	ARPER 10 24
6-8 Y	appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on page 15 of the permit.* 14 Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation."* 15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary	KK CO	OR No. 294	G P NAL
6-8 Y 10 Y	 11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected. 12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on page 15 of the permit. 13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an 			11 E. BROA
6-8 Y 6-8 Y 6-8 Y 10 Y	6 Note total and disturbed acreage of the project or phase under construction. 7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees. 8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions. 9 Description of the nature of construction activity. 10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.		3 7 7	
6-8 Y	 (Signature, seal and Level II number must be on each sheet pertaining to ES&PC plan or the Plan will not be reviewed) 3 Limits of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist.* (A copy of the written approval by EPD must be attached to the plan for the plan to be reviewed.) 4 The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls. 5 Provide the name, address and phone number of primary permittee. 			-
Plan Included Page # Y/N 9 Y 6-10 Y	TO BE SHOWN ON ES&PC PLAN 1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed) 2 Level II certification number issued by the Commission, signature and seal of the certified design professional.		5 () (022) :Hd
City/County:_H Name&email o	The Landing at Virginia Park Address: Elkins St. Hapeville/Fulton County Date on Plans: 10/19/2018 If person filling out checklist: GEORGE HARPER P.E. george@paramountengineering.com		— _	L L L 473-957
	STAND ALONE CONSTRUCTION PROJECTS SWCD: MOUNTAIN DISTRICT-ATL SATELLITE) (11 8

Qualified Personnel Primary Permittee Operator CONTRACTOR: OWNER/DEVELOPER: CIVIL ENGINEER (NPDES): **BETTY & ASSOCIATES** 1024 MONROE DR. NE PARAMOUNT ENGINEERING, LLC 24 Hour Contact: ATLANTA, GA 30306 11 E. BROAD ST BETTY & ASSOCIATES PH: (404) 307-8333 NEWNAN, GEORGIA 30263 PHONE: (404) 307-8333 (770)-473-9576

Description of Existing Land Use: Site Purpose and Construction Activity:

RESIDENTIAL - TOWNHOMES

Site Description and Location:

LOCATION: LANDLOT 127, 14th DISTRICT, CITY OF HAPEVILLE.

FULTON COUNTY, GEORGIA SITE AREA: 0.71 ACRES.

TOTAL AREA OF DISTURBANCE: 0.79 ACRES.

SOIL TYPES: Ub (URBAN LAND).

Receiving Waters

THERE ARE NO WETLANDS ON OR WITHIN 200' OF THE SITE.

UNNAMED TRIBUTARY TO SOUTH FORK CAMP CREEK.

State Waters

THERE ARE NO BUFFERED STATE WATERS ON OR WITHIN 200' OF THE SITE.

Please refer to the grading plan, prepared by PARAMOUNT ENG. for more specific information concerning proposed

drainage patterns & slopes, & stormwater discharge locations.

Slopes After Grading Maximum Slope is 2:1

Erosion Control Measures

Structural & nonstructural controls will be used onsite to prevent erosion during construction including temporary & permanent grassing & silt fencing.

An NTU value of 50 was selected from Appendix B based on the site size and the surface water drainage area.

1. Site Description

The proposed site will be used for a residential townhomes.

Approximately 0.79 acres of disturbed land will be utilized for this development. Silt fencing will be the main component of erosion control measures. However numerous structural and nonstructural controls will be implemented throughout the site. Temporary vegetation as well as permanent vegetation will be strongly utilized and are essential for the development of this complex. Due to the small size of the site, a new temporary sediment pond will not be feasible on this site.

2. Controls

The following controls will be implemented at the construction site:

1. Initial perimeter controls will include silt fencing & a crushed stone pad to be used at the construction exit.

2. Intermediate grading & drainage BMP's will include silt fencing & temporary grassing.

3. Final BMPs will include permanent grassing, & landscaping.

Stabilization measures will be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site that has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover or other adverse weather conditions, stabilization measures shall be initiated as soon as practical. Where construction activity will resume on a portion of the site within 21 days from when activities ceased, (i.e., the total time period that construction activity is temporarily ceased is less than 21 days) then stabilization measures do not have to be initiated on that portion of the site by the 14h day after construction activity temporarily ceased.

Other Controls

1. Waste disposal. Solid materials, including building materials, will not be discharged to waters of the state, except as authorized by a Section 404 permit.

2. Off-site vehicle tracking of dirt, solids, and sediments and the generation of dust will be minimized or eliminated to the maximum extent practical. A construction exit consisting of a crushed stone pad to minimize off-site vehicle tracking of dirt.

3. The permittee may use any approved facility for waste disposal that he chooses.

4. Petroleum Spills and Leaks

A. Best management practices for prevention of petroleum spills: All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers that are clearly labeled. Any petroleum to be stored in tanks will have be surrounded by an earthen berm as a secondary protective measure. Any Asphalt substances used onsite will be applied according to the manufacture's recommendations. Contractors and subcontractors are responsible for inspecting their equipment and providing necessary maintenance to eliminate petroleum spills.

B. Best management practices for remediation of petroleum spills: Manufactures recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures, the location of the information and the cleanup supplies. Materials and equipment necessary for spill cleanup will be available if needed. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose. All spills will be cleaned up immediately after discovery. The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance. Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of size. The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included. The Operator will designate a spill prevention and cleanup coordinator. The contractor is responsible for providing and implementing a spill prevention plan.

4. Inspections

a. Permittee requirements.

(1). Each day when any type of construction activity has taken place at a primary permittee's site, certified personnel provided by the primary permittee shall inspect: (a) all areas at the primary permittee's site where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; (b) all locations at the primary permittee's site where vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted

(2). Measure rainfall once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday until a Notice of Termination is submitted. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.

(3). Certified personnel (provided by the primary permittee) shall inspect the following at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the primary permittee's construction site; (b) areas used by the primary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the primary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing

significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.a.(4). These inspections must be conducted until a Notice of Termination is submitted.

(4). Certified personnel (provided by the primary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is received by EPD) the areas of the site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s).

(5). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.

(6). A report of each inspection that includes the name(s) of personnel making each inspection, the date(s) of each inspection, major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(4). A copy of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction project that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall identify any incidents of non-compliance. Where the report does not identify any incidents of non-compliance, the report shall contain a certification that the construction site is in compliance with the Erosion, Sedimentation and Pollution Control Plan and this permit. The report shall be signed in accordance with Part V.G.2. of this permit.

5. Maintenance

a. Inspections of erosion control measures will be performed and corrective action taken when needed as required by the plan

b. The permittee shall maintain all erosion control measures until permanent vegetation has been

c. The permittee shall clean out all sediment ponds when required by the engineer. d. Accumulated silt shall be removed when the silt is two-thirds full. See sediment pond design for

6. Sampling Requirements

clean-out elevations of ponds.

This permit requires the monitoring of nephelometric turbidity in receiving water(s) or outfalls in accordance with this permit. This paragraph shall not apply to any land disturbance associated with the construction of single-family homes which are not part of a subdivision or planned common development unless five (5) acres or more will be disturbed. The following procedures constitute EPD's guidelines for sampling turbidity.

a. Sampling Requirements shall include the following:

(1) A USGS topographic map, a topographic map or a drawing (referred to as a topographic map) that is a scale equal to or more detailed than a 1:24000 map showing the location of the site or the stand alone construction; (a) the location of all perennial and intermittent streams and other water bodies as shown on a USGS topographic map, and all other perennial and intermittent streams and other water bodies located during mandatory field verification, into which the storm water is discharged and (b) the receiving water and/or outfall sampling locations. When the permittee has chosen to use a USGS topographic map and the receiving water(s) is not shown on the USGS topographic map, the location of the receiving water(s) must be hand-drawn on the USGS topographic map from where the storm water(s) enters the receiving water(s) to the point where the receiving water(s) combines with the first blue line stream shown on the USGS topographic map;

(2). A written narrative of site specific analytical methods used to collect, handle and analyze the samples including quality control/quality assurance procedures. This narrative must include precise sampling methodology for each sampling location;

(3) . When the permittee has determined that some or all outfalls will be sampled, a rationale must be included on the Plan for the NTU limit(s) selected from Appendix B. This rationale must include the size of the construction site, the calculation of the size of the surface water drainage area, and the type of receiving water(s) (i.e., trout stream or supporting warm water fisheries);

(4). Any additional information EPD determines necessary to be part of the Plan. EPD will provide written notice to the permittee of the information necessary and the time line for

b. Sample Type. All sampling shall be collected by "grab samples" and the analysis of these samples must be conducted in accordance with methodology and test procedures established by 40 CFR Part 136 (unless other test procedures have been approved); the guidance document titled "NPDES Storm Water Sampling Guidance Document, EPA 833-B-92-001" and guidance documents that may be prepared by the EPD.

(1). Sample containers should be labeled prior to collecting the samples. (2). Samples should be well mixed before transferring to a secondary container. (3). Large mouth, well cleaned and rinsed glass or plastic jars should be used for collecting samples. The jars should be cleaned thoroughly to avoid contamination. (4). Manual, automatic or rising stage sampling may be utilized. Samples required by this

should be analyzed immediately, but in no case later than 48 hours after collection. However, samples from automatic samplers must be collected no later than the next business day after their accumulation, unless flow through automated analysis is utilized. If automatic sampling is utilized and the automatic sampler is not activated during the qualifying event, the permittee must utilize manual sampling or rising stage sampling during the next qualifying event. Dilution of samples is not required. Samples may be analyzed directly with a properly calibrated turbidimeter. Samples are not required to be cooled.

(5). Sampling and analysis of the receiving water(s) or outfalls beyond the minimum

stated in this permit must be reported to EPD as specified in Part IV.E.

c. Sampling Points.

(1). For construction activities the primary permittee must sample all receiving water(s), or all outfall(s), or a combination of receiving water(s) and outfall(s). Samples taken for the purpose of compliance with this permit shall be representative of the monitored activity and representative of the water quality of the receiving water(s) and/or the storm water outfalls using the following minimum guidelines:

(a). The upstream sample for each receiving water(s) must be taken immediately upstream of the confluence of the first storm water discharge from the permitted activity (i.e., the discharge farthest upstream at the site) but downstream of any other storm water discharges not associated with the permitted activity. Where appropriate, several upstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the upstream turbidity value. (b). The downstream sample for each receiving water(s) must be taken downstream of the confluence of the last storm water discharge from the permitted activity (i.e., the discharge farthest downstream at the site) but upstream of any other storm water discharge not associated with the permitted activity. Where appropriate, several downstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the downstream turbidity

(c). Ideally the samples should be taken from the horizontal and vertical center of the receiving water(s) or the storm water outfall channel(s).

(d). Care should be taken to avoid stirring the bottom sediments in the receiving water(s) or in the outfall storm water channel.

(e). The sampling container should be held so that the opening faces upstream. (f). The samples should be kept free from floating debris.

set forth in Parts 111.D.3. or 111.D.4.., whichever is applicable

(g). Permittee's do not have to sample sheet-flow that flows onto undisturbed natural areas or areas stabilized by the project. For purposes of this section, stabilized shall mean, for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPO for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscaped areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop 'of annual vegetation and a seeding of target crop perennials appropriate for the region). (h). All sampling pursuant to this permit must be done in such a way (including generally accepted sampling methods, locations, timing, and frequency) as to accurately reflect

whether storm water runoff from the construction site is in compliance with the standard

d. Sampling Frequency.

(1). The primary permittee must sample in accordance with the Plan at least once for each rainfall event described below. For a qualifying event, the permittee shall sample at the beginning of any storm water discharge to a monitored receiving water and/or from a monitored outfall location within in forty-five (45) minutes or as soon as possible. (2) . However, where manual and automatic sampling are impossible (as defined in this permit), or are beyond the permittee's control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after the beginning of the storm water discharge. (3). Sampling by the permittee shall occur for the following qualifying events:

(a). For each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a storm water discharge that occurs during normal business hours as defined in this permit after all clearing and grubbing operations have been completed, but prior to completion of mass grading operations, in the drainage area of the location selected as the sampling location; (b). In addition to (a) above, for each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a storm water discharge that occurs during normal business hours as defined in this permit either 90 days after the first sampling event or after all mass grading operations have been

as the sampling location, whichever comes first; (c). At the time of sampling performed pursuant to (a) and (b) above, if BMPs in any area of the site that discharges to a receiving water or from an outfall are not properly designed, installed and maintained, corrective action shall be defined and implemented within two (2) business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours* until the selected turbidity standard is attained, or until

completed, but prior to submittal of a NOT, in the drainage area of the location selected

post-storm event inspections determine that BMPs are properly designed, installed and (d). Where sampling pursuant to (a), (b) or (c) above is required but not possible (or not required because there was no discharge), the permittee, in accordance with Part IV.D.4.a.(6), must include a written justification in the inspection report of why sampling was not performed. Providing this justification does not relieve the permittee of any subsequent sampling obligations under (a), (b) or (c) above; and

(e). Existing construction activities, i.e., those that are occurring on or before the effective date of this permit, that have met the sampling required by (a) above shall sample in accordance with (b). Those existing construction activities that have met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.

*Note that the permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for sampling at any time of the day or week.

7. Non-storm water discharges

Except for flows from fire fighting activities, sources of non-storm water listed in Part 111.A.2. of this permit that are combined with storm water discharges associated with construction activity must be identified in the Plan. The Plan shall identify and ensure the implementation of appropriate pollution prevention measures for the non-storm water component(s) of the

E. Reporting

1. The applicable permittee's are required to submit the sampling results to the EPD at the address shown in Part II.C. by the fifteenth day of the month following the reporting period. Reporting periods are months during which samples are taken in accordance with this permit. Sampling results shall be in a clearly legible format. Upon written notification, EPD may require the applicable permittee to submit the sampling results on a more frequent basis. Sampling and analysis of any storm water discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPD. The sampling reports must be signed in accordance with Part V.G.2. Sampling reports must be submitted to EPD until such time as a NOT is submitted in accordance with Part VI.

2. All sampling reports shall include the following information: a. The rainfall amount, date, exact place and time of sampling or measurements; b. The name(s) of the certified personnel who performed the sampling and measurements;

c. The date(s) analyses were performed; d. The time(s) analyses were initiated;

e. The name(s) of the certified personnel who performed the analyses; f. References and written procedures, when available, for the analytical techniques or methods used;

g. The results of such analyses, including the bench sheets, instrument readouts, computer disks or tapes, etc., used to determine these results: h. Results which exceed 1000 NTU shall be reported as "exceeds 1000 NTU;" and

i. Certification statement that sampling was conducted as per the Plan. 3. All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar service) to the appropriate District Office of the EPD according to the schedule in Appendix A of this permit. The permittee shall retain a copy of the proof of submittal at the construction site or the proof of submittal shall be readily available at a designated location from commencement of construction until such time as a NOT is submitted in accordance with Part VI. If an electronic submittal is provided by EPD then the written correspondence may be submitted electronically; if required, a paper copy must also be submitted by return receipt certified mail or similar service.

Submit sampling reports for this project to:

Address: Mountain District - Atlanta Satellite Georgia Environmental Protection Division 4244 International Parkway, Suite 114 Atlanta, Georgia 30354-3906 (404) 362-2671

F. Retention of Records

1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI: a. A copy of all Notices of Intent submitted to EPD:

b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit; c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5 of this permit;

d. A copy of all sampling information, results, and reports required by this permit; e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit; f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2 of this permit; and

g. Daily rainfall information collected in accordance with Part IV.D.4.a.(2). of this permit. 2. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI. of this permit. These records must be maintained at the permittee's primary place of business or at a designated alternative location once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

8. Plan Preparation and Compliance

IV.A(5) For stand alone projects that begin construction activity after the effective date of this permit, the primary permittee must retain the design professional who prepared the Erosion, Sedimentation and Pollution Control Plan, except when the primary permittee has requested in writing and EPD has agreed to an alternate design professional, to inspect the installation of the initial sediment storage requirements and perimeter control BMP's which the design professional designed within seven (7) days after installation. The design professional shall determine if these BMP's have been installed and are being maintained as designed. The design professional shall report the results of the inspection to the primary permittee within seven (7) days and the permittee must correct all deficiencies within two (2) business days of receipt of the inspection report from the design professional unless weather related site conditions are such that additional time is required.

Certification

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT. UNDER MY DIRECT SUPERVISION."



Certification

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the State Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR 100003."

Levery Ha	/0//9//8
Georgia Licensed [√] Professional	Date

Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that certified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Primary	Permittee	

Product Specific Practices

Petroleum Based Products -Containers for products such as fuels, lubricants, and tars will be inspected daily for leaks and spills. This includes onsite vehicles and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from State Waters, natural drains, and storm water drainage inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels, and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations.

Paints/Finishes/Solvents -All products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products, and product containers will be disposed of according to manufacturer's specifications and recommendations.

Concrete Truck Washing -NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water onsite.

Fertilizer/Herbicides -These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

Building Materials -No building or construction materials will be buried or disposed of onsite. All such material will be disposed of in proper waste disposal procedures.

Hazardous Wastes

All hazardous waste materials will be disposed of in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. The job site superintendent, who will also be responsible for seeing that these practices are followed, will instruct site personnel in these practices. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such product is stored and/or used and another copy of each MSDS will be maintained in the ESPCP file at the job site construction trailer office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

The contractor will implement the Spill Prevention Control and Countermeasures (SPCC) Plan found within this ESPCP and will train all personnel in the proper cleanup and handling of spilled materials. No spilled hazardous materials or hazardous wastes will be allowed to come in contact with stormwater discharges. If such contact occurs, the stormwater discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated stormwater. It shall be the responsibility of the job site superintendent to properly train all personnel in the use of the SPCC plan.

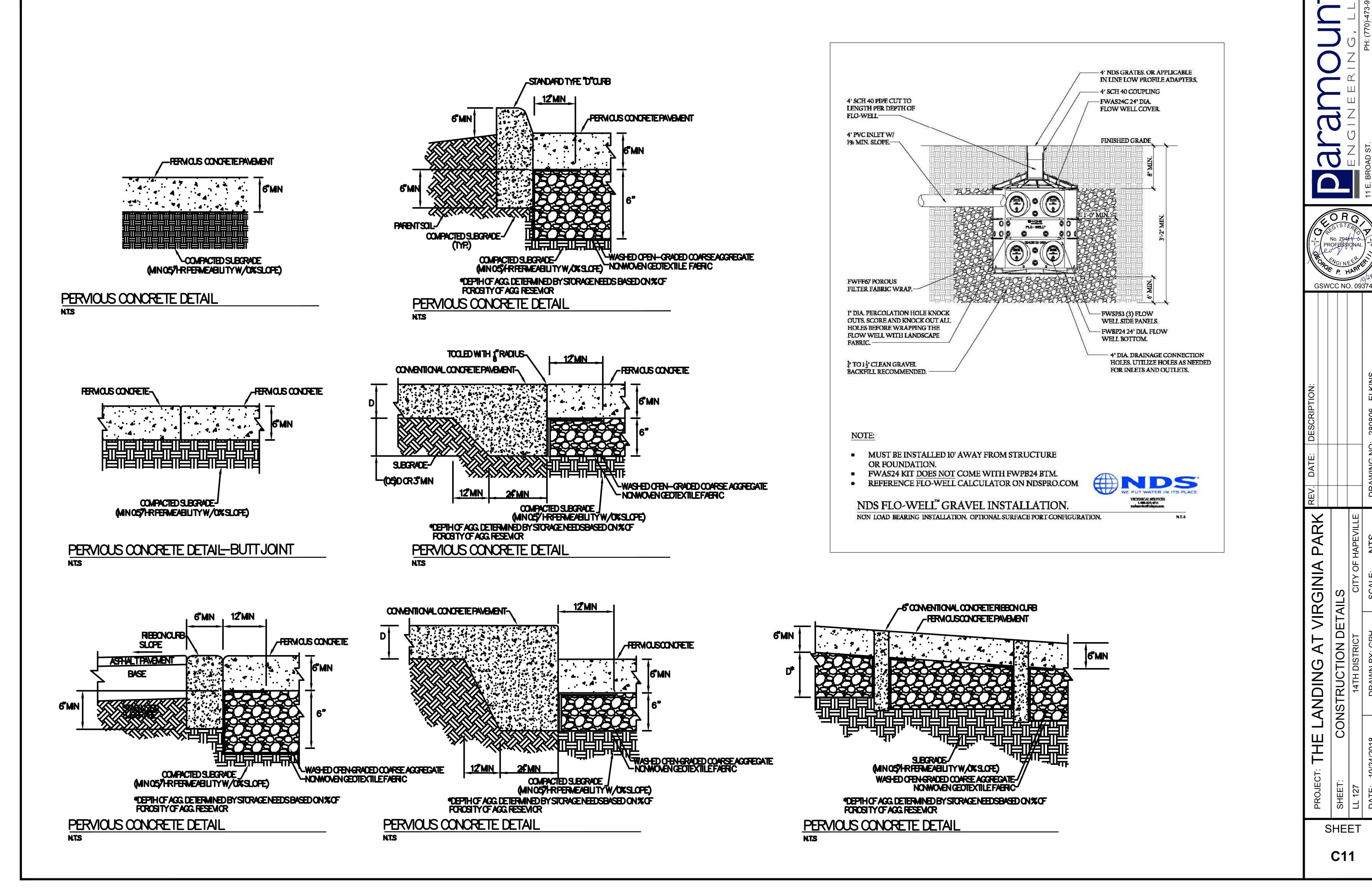
Sanitary Wastes

A minimum of one portable sanitary unit will be provided for every ten (10) workers on the site. All sanitary waste will be collected from the portable units a minimum of one time per week by a licensed portable facility provider in complete compliance with local and state regulations.

All sanitary waste units will be located in one area where the likelihood of the unit contributing to storm water discharge is negligible. Additional containment BMP's must be implemented, such as gravel bags or specially designed plastic skid containers around the base to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on the ES&PC Plan by the contractor once the locations have been determined.

Sanitary Sewer will be provided by Municipal Authority at the completion of this Project.

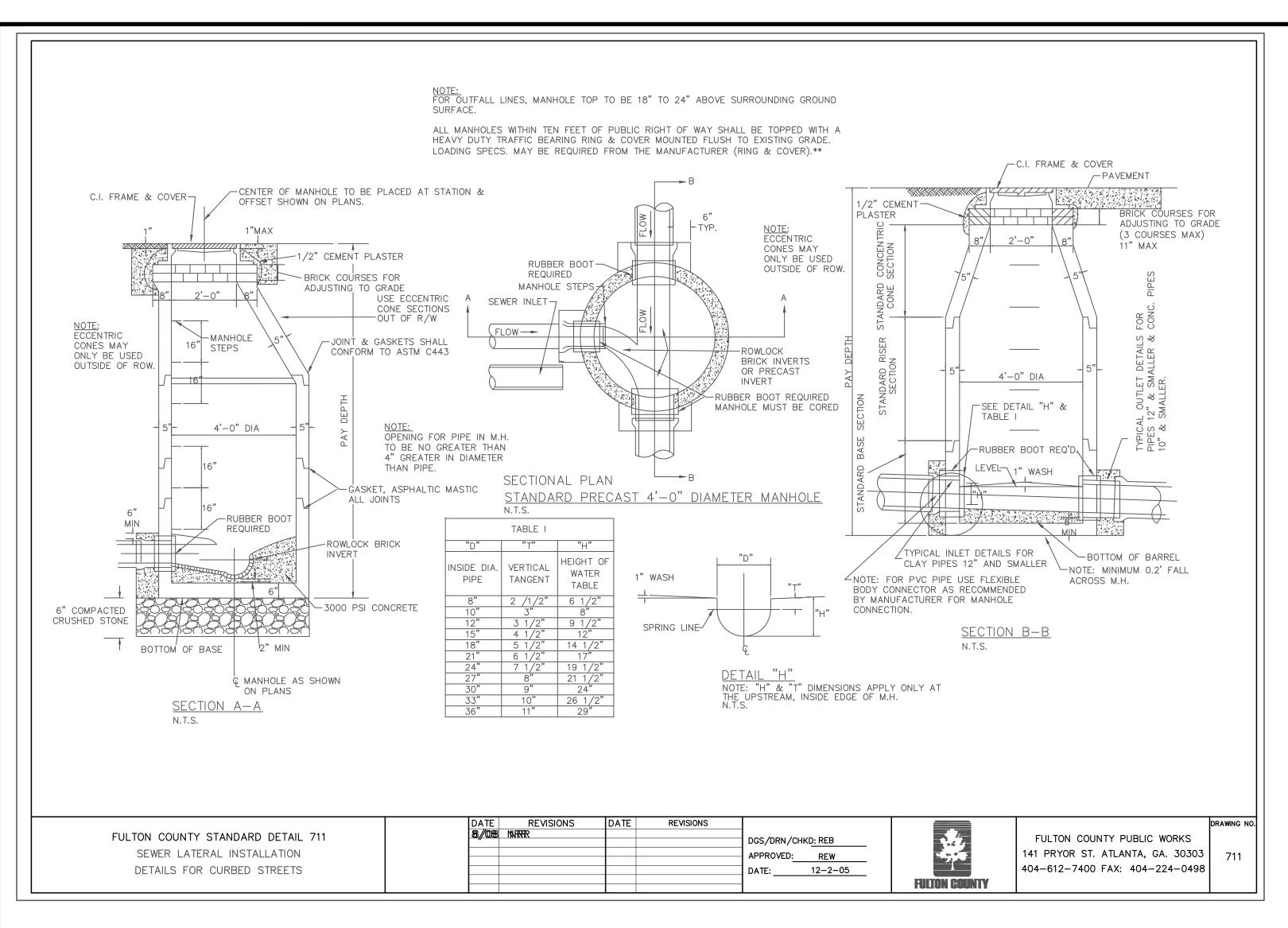
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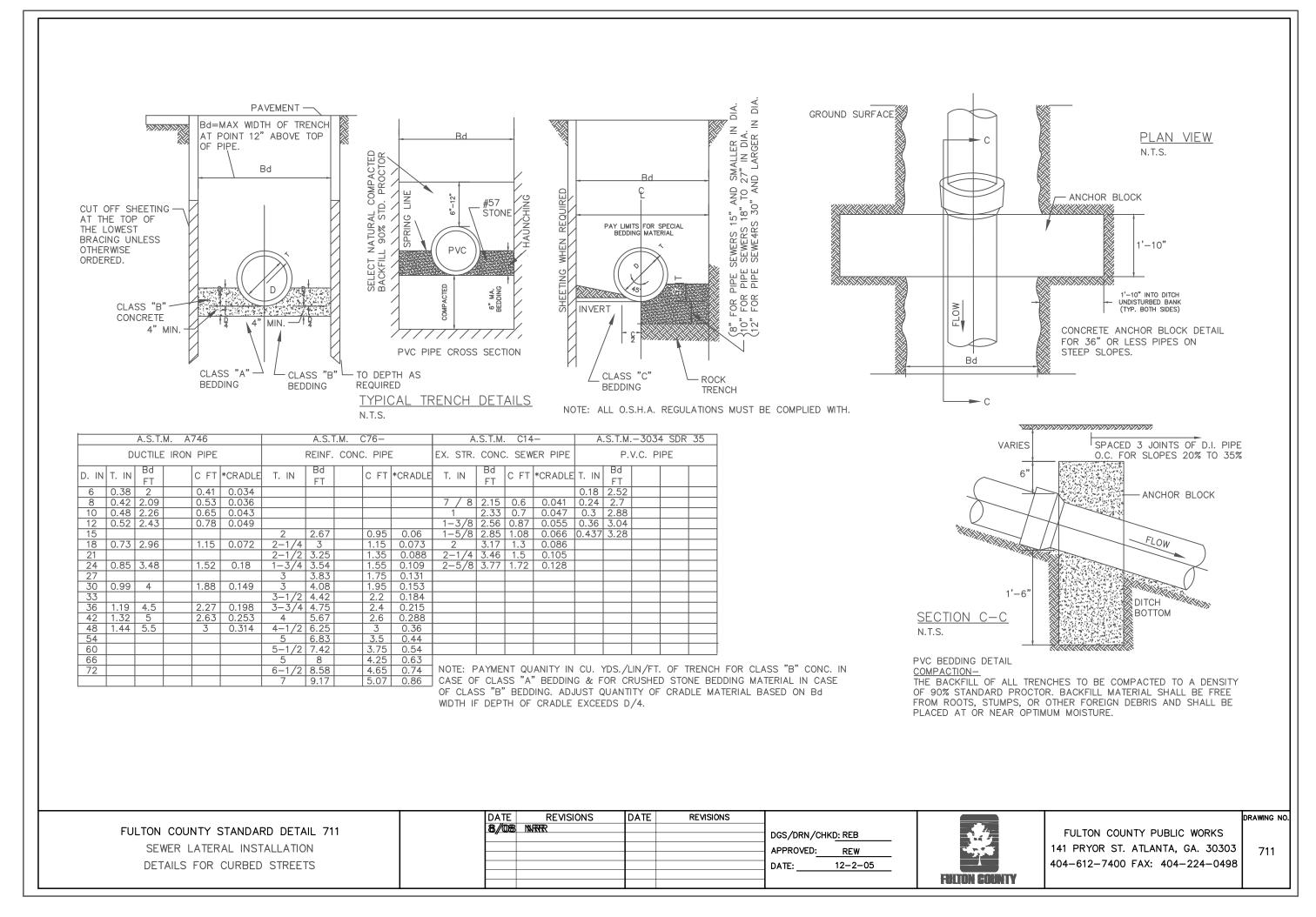


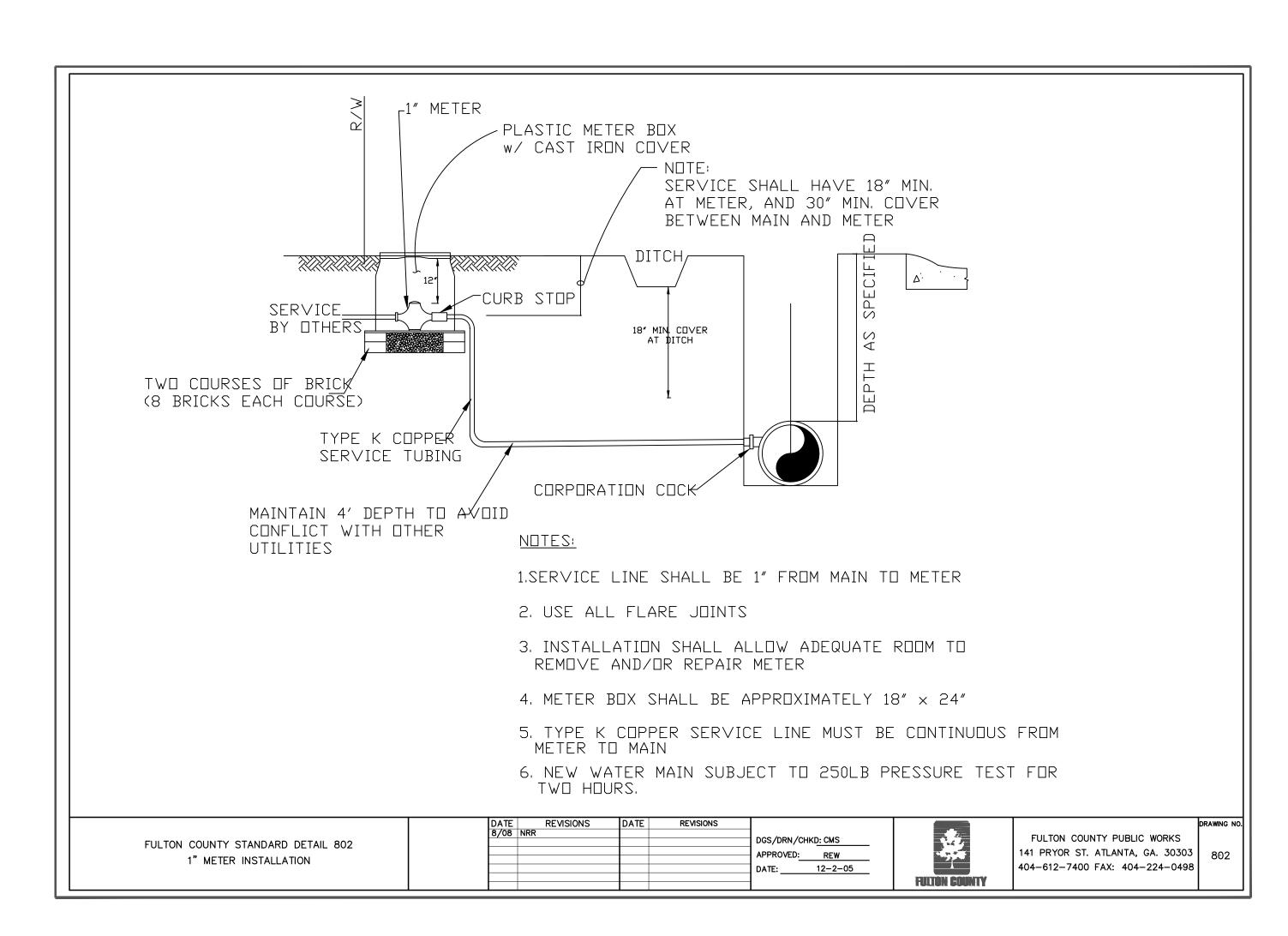
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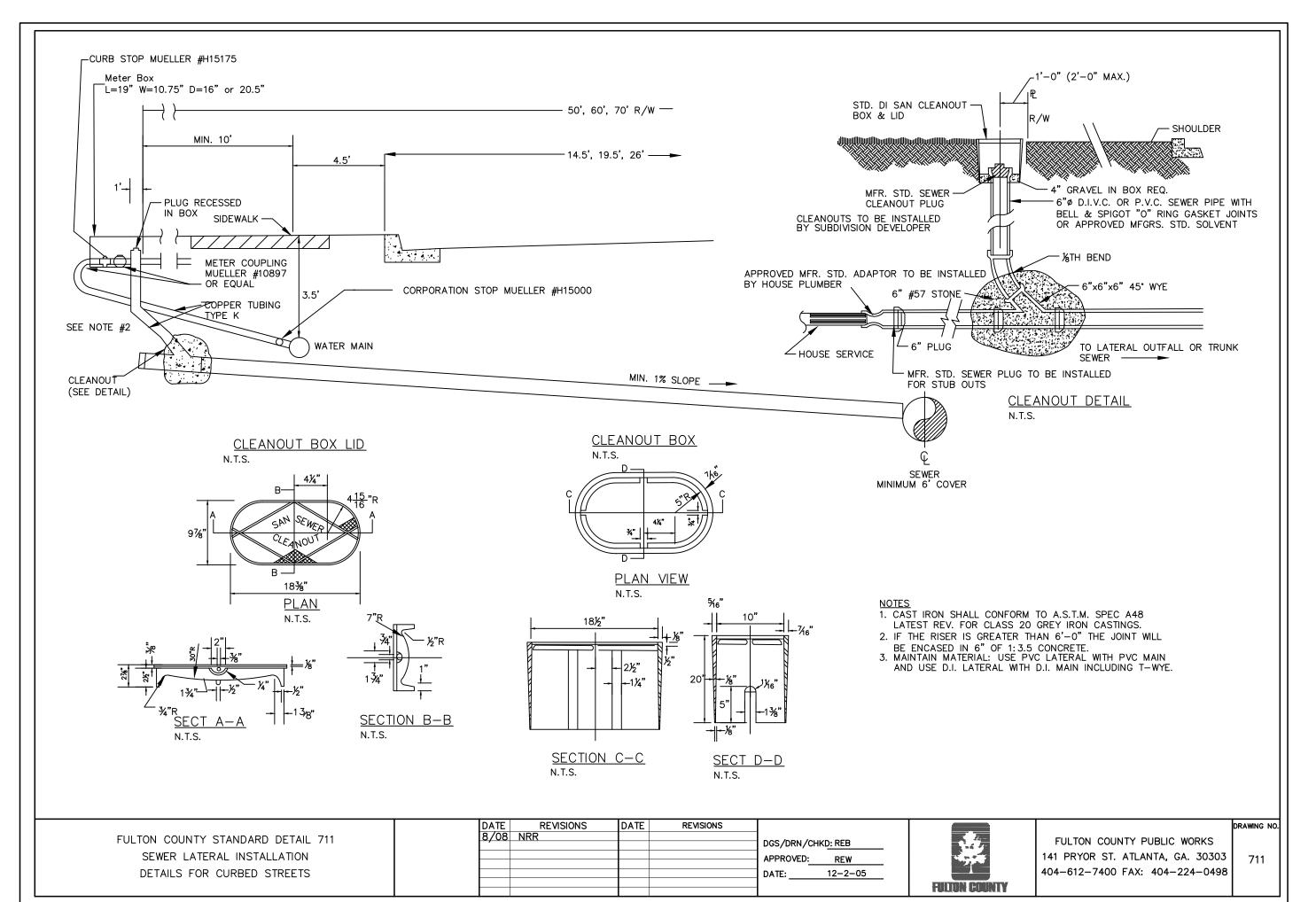
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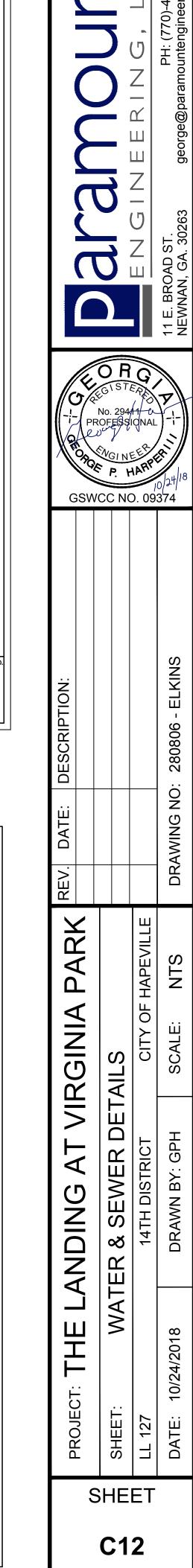
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FIRE DEPARTMENT

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: Elkins St. / Orchard St. Townhome Development

Date: November 8, 2018

I will need a revised site plan identifying Fire Department access to the rear of the buildings. If you should need any more information, please let me know. Thanks

Adrienne Senter

From: Lemuel Eubanks

Sent: Friday, November 2, 2018 12:55 PM

To: Adrienne Senter

Cc: Lee Sudduth; Brandon Stevens; Michael Moffitt

Subject: Elkins/ Orchard Town Homes

Hello Adrienne,

I received the plans The Landing at Virginia Park and have looked over them. Mine was a cursory view and I'm sure that the engineers will be a bit more in depth than my review, but it has come to my attention that there is no water main on that section of Orchard Street. There is a 2" water line on Orchard, at Rainey Avenue, but it only feeds the three houses and then dead ends into a blowout. We will need to discuss with the developer on how they wish to handle this. We also want to make sure that the proper meters and boxes are used (Sensus I-Perl meters and Ford yoke boxes.) I'll be out next week, but Lee and Brandon should be able to help with any questions until I get back on the 13th.

Lemuel Eubanks Water Quality Coordinator City of Hapeville 404-669-2122



3090 Premiere Parkway Suite 200 Duluth, Georgia 30097 Office: (678) 417-4000 Fax: (678) 417-4055 www.keckwood.com

November 7, 2018

Ms. Adrienne Senter
Planning & Development Coordinator
Department of Economic Development
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Landings at Virginia Park Southeast Corner of Elkins St At Orchard Street Development Review No. 1 K&W Ref. No. 181052.10

Dear Ms. Senter:

As requested, I have reviewed the Site Development plans for the Landings at Virginia Park to be located on a 0.71 acre parcel at the southeast intersection of Elkins Street at Orchard Street, within an R-5 Zoning District. The initial submittal was received on November 1, 2018. The plans were prepared by Paramount Engineering LLC, under the engineering seal of George P. Harper III. My comments are as follows:

- 1. It is understood the City Planning Commission approved the development to use 12 units on the parcel and waive the zoning restriction of 8 units. All conditions of the variance approval should be shown on the drawing cover sheet along with the date of approval.
- 2. A local "on-site" project benchmark tied to mean sea level datum should be included on the plans.
- 3. The development shows subdivision property lines between units and a preliminary plat of the subdivision was approved by the City. It also appears the subdivision is removing property lines for four existing lots and recombining the total property into several lot parcels. A copy of the approved preliminary plat should be shown with the plans. The preliminary plat should clearly describe the existing lot lines to be abandoned and the new lot lines for the proposed subdivision. A final plat of the subdivision should be provided and approved by the City prior to commencement of construction of the individual townhomes.
- 4. The development shows construction on the eastern adjacent property not part of the right of way. A copy of the adjacent property owner's approval agreement for the work on the adjacent property should be provided to the City.
- 5. All projects should include a Storm Water Management Plan per City Code Section 63-2-9.
- 6. The basis for determining the number of parking spaces provided per Section 93-23 of the Zoning Ordinance should be denoted on the plans. It does not appear that the required 2 spaces per dwelling unit is provided.
- 7. It cannot be verified from the information provided if the project complies with the 25 feet interior driveways width criteria of Section 93-23 of the Zoning Ordinance. The petitioner should provide information to show compliance.

- 8. The minimum 5 feet wide sidewalk per Section 90-1-4 along Orchard Street does not appear to be shown.
- 9. The pavement thickness and composition of the light duty paving does not appear on the drawings.
- 10. Provisions demonstrating compliance to the Tree Conservation Ordinance requirements per Section 93-2-14 and Landscaping per Section 93-2-16 were not included with the submittal.
- 11. The landscape plan does not provide a summary table indicating planting quantities or caliper size. Therefore it cannot be verified if minimum City requirements have been satisfied.
- 12. The site improvements do not include landscaping for the parking area to address the landscaping for vehicular use areas requirements of Section 93-23-18 of the Zoning Ordinance. The petitioner should clarify.
- 13. Provisions to address the Post Development Storm Water Management procedures of Section 63-2 (such as the storm water management inspection and maintenance agreement, performance maintenance bond and fees, and the estimate of the plan annual maintenance costs and the basis used for determining the costs) should be provided so bond amounts to be posted can accurately be verified.
- 14. Provisions to demonstrate how the project will adequately address Water Quality per Section 63-2-15 of the Regulations was not included on the plans. The petitioner should add information to the drawings to clarify.
- 15. It is not clear from the information provided if the existing conditions hydrologic analysis and post development analysis regarding stormwater runoff rates, volumes and velocities has been adequately addressed to satisfy the requirements of the Post Development Stormwater Ordinance (Section 63-2-9). The petitioner should clarify.
- 16. Erosion control measures such as construction exit are shown on the Final Phase Erosion Control Plan. As complete stabilization of the site is required, the Final Phase Erosion Control Plan should not show any temporary BMPs to remain in place. The petitioner should revise the plan or justify design.
- 17. The proposed 8 inch gravity sewer serving the units should be shown in a permanent easement minimum 20 feet wide. A profile of the 8 inch sewer with slopes and ground elevations should be shown on the drawings.
- 18. The proposed 8 inch sewer proposes an open cut of existing Elkins Street pavement. Approval from the Community Services Department should be obtained prior to working in the street right of way and additional details such as pavement patch type and traffic detour plan should be shown on the plans.
- 19. It is not clear how potable water service or fire protection water supply is proposed for service to each of the units. Additional information on the drawings should be shown.
- 20. The area and dimensions of the proposed common space to be the responsibility of the homeowners association should be shown. A copy of the deed of transfer for dedication of property to the Homeowners Association and a copy of the instrument of incorporation of the Association should be provided to the City.
- 21. It is not clear if parking and driveway area outdoor lighting is proposed for the development.
- 22. The Fire Marshall should review the plans to verify adequate access for emergency vehicles is provided.

I have retained one copy of the plans provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

Michael J. Moffitt, P.E.



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: October 30, 2018
TO: Adrienne Senter
FROM: Lynn M. Patterson

RE: Site Plan Review – Elkins Street and Orchard Street – The Landing at Virginia Park

BACKGROUND

The City of Hapeville has received a site plan application from Mr. Roger Fisher/rekast for the construction of a 12 unit townhouse project at the corner of Elkins Street and Orchard Street.

The property is zoned R-5, One Family Attached/Detached Residential and is subject to the Neighborhood Conservation Area Architectural Design Standards.

Planning Commission approved the subdivision plat on September 11, 2018 with the following variances:

- Decrease in number of attached units to 2 in the rear of the property to accommodate greenspace.
- Increase the number of total units on the site to 12 units
- Increase the maximum number of stories to 3 (from 2 ½) and maximum height to 44' (from 35') to serve as a transition between the commercial developments to the west (along Lang and Virginia and Elkins to the northwest).

REVIEW

The following code sections are applicable to this application:

Sec. 93-11.4-1. - Intent.

The R-5 zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing townhouse units, patio homes, and one family detached homes. The regulations of the R-5 zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets;
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service; and
- (6) Encourage uses related to town homes and/or patio homes.

Sec. 93-11.4-2. - Permitted uses.

The following uses are permitted in any R-5 zone:

- (1) One-family dwellings detached;
- (2) Group homes, subject to the restrictions in section 93-2-19;
- (3) Four up to eight townhouse units per lot;
- (4) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (5) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

Dimensional Requirements for R-5 Zoning are as follows:

								Minimum Front Yard Setback		mum	Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Attached 4 to 8 Units	40	10,000	2,500	3br/2bth	1,400	70	15	15	5	10	2½	35	2 DU	a.

a. Single-family attached patio/townhomes cannot have more than eight units per building and no less than four units attached.*

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) Intent and purpose. The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) Application. An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) Submission requirements. Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) Site and landscape plan. Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.

A site plan including date, project name, north arrow, adjoining streets and scale has been provided. This is a corner lot.

Setbacks established for the buildings are all compliant with the R-1 zoning district dimensional requirements.

- Front: a minimum 15'
- Side: range from minimum of 12' to 28' on east property line
- Rear: 12' (south)

Height of the buildings are: 40' 17/8" which are compliant with the approved subdivision plat.

b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

Pervious concrete detail included. Location of driveways and sidewalk along Elkins is included. No sidewalk is shown along Orchard. Cross section of curb cuts and sidewalks not provided.

c. The locations, area and number of proposed parking spaces.

2 car garages included for all townhomes. An additional 5 parking spaces are indicated on the site plan.

d. Existing and proposed grades at an interval of five feet or less.

Grading is shown in 1 foot intervals.

e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

Not provided.

f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided on site plan.

g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Provided on site plan.

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

There is some dilapidated barbed wire on the southern boundary of the property. If on the property line, it should be removed.

i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual trash receptacles are shown. They should not be placed along the fronts of the houses.

- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- k. Location and size of all signs.

Not applicable.

(2) Site and building sections. Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

(3) Typical elevations. Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

- (4) Project data.
 - a. Site area (square feet and acres).

The site plan lists the site as .71 acres. No square footage is provided.

b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.

The site plan lists total impervious area as .23 acres (10,137 SF) not including building and additional impervious surface (building) as another .23 acres (10,000 SF) for a total of .46 acres. Maximum allowable is 70%. Total per site plan is 64.8% which is compliant.

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Each townhouse will include 3 bedrooms and 3.5 bathrooms. Minimum required is 3 BR/2 BA.

d. Floor area in nonresidential use by category.

Not applicable.

e. Total floor area ratio and/or residential density distribution.

Minimum 1400 SF. Proposed dwellings are 2071 SF. Twelve units are proposed for the re-subdivided lots. This increase in the maximum number was approved at the Planning Commission's 9/11/18 meeting.

f. Number of parking spaces and area of paved surface for parking and circulation.

Information provided on site plan. 5 parking spaces on site. Each townhouse has a 2 car garage.

(5) Project report. A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

RECOMMENDATION

The site plan should be revised to show the following concerns identified per the planner's review for zoning compliance.

- Provide total site area in SF.
- Provide a construction schedule.
- Provide detail of all trees greater than 6" caliper and a schedule of any to remain.
- Provide sidewalk along Orchard.
- Provide the general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- There is some dilapidated barbed wire on the southern boundary of the property. If on the property line, it should be removed.

It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Should the site plan address all of the planner's comments, the City Engineer's comments and the Fire Marshall's comments, then the site plan may be approved by Planning Commission.



Location Map – Elkins Street and Orchard Street